

# THE VILLAGE OF GOLF MANOR

## COUNCIL MEMBERS

Alan Zaffiro -----  
 Brenda Dubose -----  
 Kenneth Colvin -----  
 Dennis Puthoff -----  
 David Bidnick -----  
 Brian Doering -----  
 Greg Brown -----  
 Greg Doering -----

## COMMITTEES

Mayor  
 Vice-Mayor  
 Finance Chairperson  
 Safety and Health  
 Finance  
 Special Projects  
 Streets and Infrastructure  
 Clerk/Treasurer

## POLICE OFFICERS

Steve Tilley ----- Chief  
 Eddie Taylor ----- Lieutenant  
 Chris Campbell, Mike Mullen, Robert Heiland ----- Patrol Officers  
 Brian Kinamore, Michael Forest, Philip van Cleve,  
 Casey Fox, Ron Wallace (part-time)  
 Kristen Wochoer ----- Police Clerk

## FACTS ABOUT GOLF MANOR

Incorporated – 1947 • Ten police officers and 24-hour patrols. • A 35-member fire/paramedic department with four firemen stationed 24/7.  
 Golf Manor public school children will be attending the new school in Pleasant Ridge and the newly rebuilt Woodward High School.

*The Villager*

*"The Villager" is the official newsletter of the Golf Manor Village Council. It contains important information from your police, fire, paramedic, building, tax, and service departments. Please take time to read this newsletter and become an informed, involved member of the community.*

# The Villager

The Village of Golf Manor

Fall 2006

## Message From The Mayor

### TAX LEVY THIS FALL AND VILLAGE FINANCES

The Golf Manor Council has voted to place an existing 2 mill levy back on the ballot as a replacement. This provides the Village with a modest cost of living increase to help keep pace with inflation. The increase amounts to approximately \$13 (thirteen dollars) per year for a home valued at \$100,000. To be clearer; if this levy is approved, you will pay only \$13 more per year than your current tax bill.

The Village is struggling with a large deficit. The recent police levy and the recent street levy approved by voters address two critical needs, but do little to reduce the existing deficit in the general fund. Our plan is to continue to control spending, and work very hard to build our tax base through economic development. Recently, I met with Hamilton County officials to ask for assistance to attract new business investment. The county commissioners were very supportive. As a result, the Hamilton County Regional Planning Commission will help Golf Manor develop a business plan and to market the Village.

In this newsletter I have included a number of short articles that will update you on the progress we are making toward our goal of a healthier, safer, and more prosperous community. We are indeed making progress. I have scheduled public meetings for Wednesday November 1st and Thursday November 2nd if you would like to talk to me face-to-face about the challenges facing our community and our revitalization plans. (See attachment this page) If you would rather e-mail me, please feel free to do so at [golfmanor@att.net](mailto:golfmanor@att.net). I will do my best to answer your questions and address your concerns. You may also call my cell at 200-7041, but please note that I must make return calls during evening hours.



Please take a few minutes to review this newsletter and remain an informed citizen.

*Alan Zaffiro*  
 Mayor Alan Zaffiro

### \*\*\*\*\* NOTICE OF PUBLIC MEETINGS \*\*\*\*\*

#### Operating Levy / Village Finances and Community Revitalization in Golf Manor

Wednesday November 1st and Thursday November 2nd  
 Golf Manor Municipal Building  
 8:00 PM

\*\*\*\*\*

#### METRO BUS SERVICE IS EXCELLENT IN OUR AREA

One of the advantages of living in older communities is the availability of mass transit. Have you looked at Metro lately? New buses are in service, and Metro has made a determined effort to make sure all coaches meet a high standard for cleanliness and safety. Two busses serve Golf Manor: the 44X Roselawn Express and the 41 Northgate-Oakley Cross Town. The 44X departs from Summit and Greenwood in Roselawn at 6:44, 7:14, and 7:41 weekdays; passes through Golf Manor on Wiehe Road, continues south on Reading to the Norwood lateral, and then directly downtown via I-71. Return trips depart government square between 4:50 and 5:30. The 41 route runs between the Center of Cincinnati in Oakley to Northgate Mall passing through Golf Manor on Losantiville Ave. and Wiehe Road. The 41 service starts about 5:30 AM and ends about 9 PM. Please consult a Metro schedule (available in the lobby of the Municipal Building), or call Metro at 621-4455 for exact times and for connecting routes.

#### A NOTE FROM THE POLICE DEPARTMENT – HOW TO CONTACT US

Just as a reminder to residents, in case of an emergency please call 911, and for non-emergencies, contact Hamilton County Communication Center directly at (513) 825-8820. If you have a question, concern or need assistance for a non emergency the Police Department has several telephone numbers you should know.

The Police Clerk has hours of Monday thru Friday 9:00 A.M. until 5:00 P.M. The clerk's office is closed for one hour in the afternoon for lunch. The telephone number for the Police Clerk's office is (513) 531-3108. If you need the assistance of an officer after five o'clock please call the Officer on Duty at (513) 615-3001 (cellular phone).

**\* IMPORTANT INFORMATION FROM YOUR VILLAGE ADMINISTRATION AND SAFETY DEPARTMENTS \* PLEASE READ**

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## FALL LEAF PICK UP

Leaf pick-up begins on Monday, October 30th and will end on Friday the 2nd week of December. Please rake leaves to the curb in advance of the scheduled pick-up dates for your street. Please note that your leaves may be picked up later than the scheduled week due to equipment problems and inclement weather.

Tentative leaf pick schedule:

Oct. 30	Nov. 6	Nov. 13	Nov. 20	Nov. 27	Dec. 6	Dec. 13
Losantiville	Ardmore	Hammel	Rosedale-C. Harmon	Cedar Brook	St. Albans	Elbrook
Cedarbrook	Bremont	Graceland	Yosemite	Vera	Englewood	Stover
Vera	St. Albans	Mayflower	Ridge Acres	Fairoaks	Canterbury	Rosedale-C. Harmon
Fairoaks	Englewood	Elbrook	Wiehe	Kellerman	Hammel	Yosemite
Kellerman	Canterbury-Pieper Way	Stover	Losantiville	Ardmore	Graceland	Ridge Acres
				Bremont	Mayflower	Wiehe

## STREET RECONSTRUCTION PLAN

Please see the proposed street resurfacing plan below. Graceland must be done in 2007 to accommodate the installation of a gas main by Duke Energy, and Cedarbrook in 2008 due to the installation of a water main. We may be able to accelerate this schedule if the Village is successful applying for state and federal funding through grants. Availability of the street levy funds allows the Village to offer much higher local matching funds than in the past. This makes our proposed projects much more likely to be funded.

The proposed construction plan is based on a comprehensive financial analysis considering available levy funds, and the use of a start up loan. The loan enables the Village to begin resurfacing streets in 2007 rather than waiting 2 to 3 years for levy money to build.

Year	Street
2007	Graceland Avenue
2008	Cedarbrook Avenue
	Ridge Acres Drive
	Yosemite Drive
2009	Financial Break
2010	St. Albans Avenue
	Fairoaks Drive
	Ardmore Avenue
2011	Kellerman Avenue
	Mayflower Avenue
2012	Financial break
2013	Stover Avenue
	Englewood Avenue
2014	Canterbury Avenue
	Hammel Avenue
2015	Elbrook Avenue
	Rosedale
	Bremont Avenue

## INVITATION TO PARTICIPATE IN OUR NEW CONCERNED CITIZENS GROUP

The Golf Manor Police Department has embarked on the adventure of creating a *Concerned Citizens* group. It is similar to a Block Watch program that you may have seen in other communities. The *Concerned Citizens* group is composed of individuals in the community who want to help make a difference in the Village of Golf Manor. They meet on the fourth Tuesday of every month in the Municipal building at 7:30 PM to discuss events in the community and share ideas for improving our neighborhoods. If you are interested in learning more about this group or in becoming a member, please contact Lt. Eddie Taylor. He can be reached by telephone at (513) 531-3108, extension 42.



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## PROPERTY MAINTENANCE AND BUILDING PERMIT PHONE NUMBERS

Everyone should maintain their property in a manner that is an asset to the community. If you observe a nuisance or problem in your area (high grass, junked autos on private property, trash on property, exterior deterioration of a home), please call 513-531-9941 or contact our inspection service directly at 513-745-0370. Please use the following numbers for building applications:

Residential Building Permits and Information  
1-888-433-4642  
Commercial Building Permits and Information  
513-946-4550  
Zoning Issues or Questions  
513-531-7418

A building permit is required for exterior work such as retaining walls, decks, home additions, and for interior remodeling projects that involve structural changes.



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Arch-Realty.com





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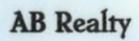
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Erin Elizabeth Harper - Avon-Miami Scholarship Winner 2006

### SCHOLARSHIP OFFER FOR GRADUATING GOLF MANOR HIGH SCHOOL SENIORS

Avon-Miami Masonic Lodge is again offering a one-time college scholarship for 2006 high school graduates living in Golf Manor. Please call the Avon-Miami Lodge at 351-4516 for information and to request an application. Many thanks to Len Mitzman, long-time Golf Manor resident and lodge member for his effort in making this money available to one of our students.

Congratulations to last year's winner Erin Elizabeth Harper, a 2006 Mt. Notre Dame graduate. (See picture this page.) Erin will be attending UC. She will be a featured guest at the lodge annual awards dinner in November

### GOLF MANOR WOMEN'S CLUB

The Golf Manor Women's Club was founded in 1940 and has been active ever since. Meetings are held the second Tuesday of every month in the Municipal Building at 7:30 PM. Each meeting includes an informative speaker, refreshments, and a great opportunity to socialize with your neighbors. Please call Kris Berwanger at 731-8224 for more information and a schedule of events.

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### VILLAGE TELEPHONE NUMBERS

Police & Fire Emergency	911	Service Director	531-7418
Police Non-Emergency	825-2280	Village Clerk's Office	531-7491
Police Officer on Duty	615-3001	Tax Department	531-5155
Police Clerk	531-3108	Building Department	531-9941
Fire Department	531-2022		

### Waste Collection & Recycling:

Rumpke	851-0122
CSI	771-4200

\*Golf Manor law requires CSI and Rumpke to provide each home owner with recycling services. Please call them if you do not have a bin. It is included in your bill.

### Web Site:

[www.golfmanor.org](http://www.golfmanor.org)



### COUNCIL MEETINGS

Meetings are held the second and fourth Mondays of each month in the Golf Manor Municipal Building at 7:30 PM. The meetings are open to the public. You may register to speak by calling the Village office at 531-7491 on the Friday prior to the Council meeting.

### GOLF MANOR WEB SITE

Visit us on the web at [www.golfmanor.org](http://www.golfmanor.org). On this site you will find information about Village services and links to other government services. You can download tax forms and forms to request a building permit. Minutes of Council meetings may be viewed. Pages on current initiatives of the Council are being added along with other enhancements. Village phone numbers, past newsletters, tax payment schedules and other useful information to residents are provided on our web site.



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## OVERLOOKED VILLAGE ORDINANCES

The Village of Golf Manor has many ordinances that new residents may not know or that many may have overlooked in the midst of our busy everyday life.

**351.03 Prohibited Parking:** Throughout the Village of Golf Manor there are curbs which have been painted yellow. A yellow curb is a prohibited parking spot.

**351.05 Maximum Consecutive Street Parking:** No vehicle is permitted to be parked on the road for more than seventy-two (72) consecutive hours.

**335.09 Proper Display of License Plates:** No operator or owner of a motor vehicle shall fail to properly display one front and one rear license plate.

**521.10 Waste Collection Rules:** All garbage is expected to be in secured containers. You are not permitted to place containers at the curb before 6:00 P.M. on the evening before waste collection and they must be removed from the curb by 11:59 P.M. the evening of collection.

**531.01- 04 Minors' Curfew:** A minor is defined as any person between the ages of six and eighteen, who is not married or otherwise emancipated.

No minor is permitted under the Daytime Curfew to be upon or about the public streets, public places or commercial establishment, unless accompanied by guardian or parent, during the hours when the child is required to be in attendance in a school, or alternative program.

The same ordinance requires that no minor shall be upon or about the public streets, public places or commercial establishment during the following curfew hours:

11:00 p.m. on any Sunday, Monday, Tuesday, Wednesday or Thursday until 5:00 a.m. on the following day; and 12:01 a.m. until 5:00 a.m. on any Friday or Saturday.

**505.15 – Cleaning Up After Pets:** Golf Manor law requires cleaning up after dogs. Make sure to bring a plastic bag with you when you walk your dog.

## FIRE DEPARTMENT CLASSIFICATION IMPROVES!

**Have you noticed a reduction in your homeowner's insurance policy?** Many of us have and it is thanks to a very favorable evaluation of the Golf Manor Fire Department. Last year our department was evaluated by the Insurance Service Offices, Inc (ISO), an organization contracted by the insurance industry to evaluate fire departments around the country. Items such as personnel, equipment, training, water supply, and communications are examined.

ISO's evaluation results in a grade classification for fire departments that directly affects your insurance premiums. Grade classifications are on a scale from 1 to 10. Class 1 represents exemplary fire protection and Class 10 indicates that the area's fire suppression program does not meet minimum recognition criteria. With last year's evaluation, our department improved from a Class 4 to a Class 3 - grade shared by only 2.6% of all fire departments nationwide.

Thank you for your continued support of our fire department.

## Classes Forming for Golf Manor Residents (pending sufficient interest)



- Karate lessons (for ages 5 and up) •
- Personal Training •
- Adult Self-defense •

Dwight Lee, who studies in Japan for 9-years under Grand Master Shian Toma, was an instructor at the Cincinnati JCC for 6 years, and is currently a personal trainer and martial arts instructor at the Living Long Performance Center.

**Contact Mr. Lee at  
(513) 281-3400 or [dwightlee@fuse.net](mailto:dwightlee@fuse.net)  
for registration information**

## IMPORTANT FIRE SAFETY REMINDERS MAKE SURE YOUR FAMILY IS PREPARED!

October is set aside each year as a time to raise fire safety awareness. Each year, more than 4,000 Americans die and more than 25,000 are injured in fires, many of which could be prevented. Direct property loss due to fires is estimated at \$8.6 billion annually.

To protect yourself, it is important to understand the basic characteristics of fire. Fire spreads quickly; there is no time to gather valuables or make a phone call. In just two minutes, a fire can become life-threatening. In five minutes, a residence could be engulfed in flames.

Heat and smoke from fire can be more dangerous than the flames. Inhaling the super-hot air can sear your lungs. Fire produces poisonous gases that make you disoriented and drowsy. Instead of being awakened by a fire, you may fall into a deeper sleep. Asphyxiation is the leading cause of fire deaths, exceeding burns by a three-to-one ratio.

Our goal is to encourage you to make your home a safer place to live by checking for fire hazards and taking the time to correct them. Basic fire survival preparations include:

1. *A working smoke alarm on each floor of your residence: fall is the time to change the batteries, too. Test alarms regularly. Landlords: Ohio law requires smoke alarms! Apartment dwellers: you have a right to demand your landlord to install and maintain fire alarms.*
2. *An escape plan: make a plan with two ways to get out of your house or apartment in the event of a fire. Discuss the plan with all the family members. Invest in an escape ladder for second floor bedrooms or apartments. Chain ladders are available at hardware stores and store easily under a bed.*
3. *Decide on a meeting place well away from your home and away from safety vehicles. This helps fire fighters determine that everyone is out of the building.*
4. *Keep water heaters and furnaces clear from debris, storage, and especially flammable solvents.*

The fire department will again endeavor to visit every residence in the Village during the month of October. Look for the firefighter delivering fire prevention material and feel free to ask any questions or to have any problem areas in your home inspected.

[www.golfmanor.org](http://www.golfmanor.org)

## COMMUNITY REVITALIZATION UPDATE FROM THE MAYOR

Recently, I met with the president of the Hamilton County Commissioners to request economic development assistance for Golf Manor. The commissioners were very supportive and understanding of the challenges facing older communities. They agreed to make the services of the Hamilton County Regional Planning Commission available to us through their Project Impact Initiative. I have recruited a group of residents to serve on the steering committee for this effort. With the assistance of the Regional Planning Commission, our goals are to develop a modern business plan for the Village, develop a marketing strategy, and step up our business retention program.

Much has already been accomplished by this Council and the last two administrations. We have built a solid legislative foundation for revitalization by adopting two urban renewal plans for depressed areas of the Village, and planned unit development legislation for the Losantiville County Club and the rest of the our residential areas. Our zoning code has been updated to require higher standards for residential property and for business development. We have hired National Inspection Corporation (NIC) to better enforce our codified ordinances – especially nuisances. We will be starting the second phase of the business district revitalization (streetscape) next year using federal grant money. I recently met with Metro (owners of the railroad trestle on Losantiville) asking them to make repairs to that structure and to clean up the surrounding greenspace. This effort is nearly complete. Please note how well the core business district is looking. I have met with many business owners asking them to make esthetic improvements to their properties to further improve our image. The street resurfacing program and expanded police department are huge steps toward a safer and more prosperous community.

We must continue to all contribute toward this effort. Become involved in your community, maintain your property with pride or demand that your landlord do so. Take initiative to clean up litter wherever you find it. Make sure that you participate in our recycling program, and please observe the law against uncovered garbage cans and remember plastic garbage bags are prohibited.

Above all, check on your neighbors, especially the many elderly residents in our Village. Patronize local business – keep your investment close to home. I believe that if we all work together we can achieve our goal of building a model community for all our residents and businesses.

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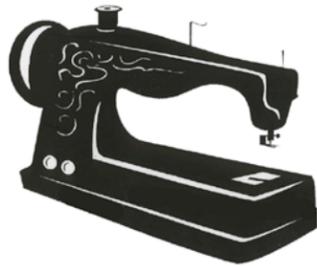
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### Education Update

Golf Manor children will begin to attend the new Pleasant Ridge elementary school in 2008 (when new school is completed) along with children from Pleasant Ridge, Amberley Village, Columbia Township, Kennedy Heights, and Silverton. A Golf Manor resident and teacher has volunteered to serve as the Golf Manor community representative to the Local School Decision Making Committee (LSDMC). It is very important that we are represented on this committee. The LSDMC has been proactive in applying for grants to fund tutoring programs, and for after school programs at the community learning center, which is included in the redevelopment plans.

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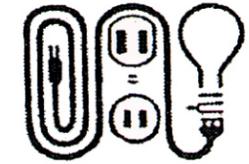
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